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0003

0013.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

678,400 / 678,400

USE VALUE:

678,400 / 678,400

ASSESSED:

678,400 / 678,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GONZALEZ MARIA L	
Owner 2:	
Owner 3:	

Street 1: 45 KENILWORTH ROAD	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: PRATT STEPHEN M/ETAL -	
Owner 2: PRATT-GONZALEZ MARIA -	

Street 1: 45 KENILWORTH ROAD	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Aluminum Exterior and 1456 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R1 SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4092	Sq. Ft.	Site		0	80.	1.26	9			Easemen	-5					412,497						412,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4092.000	265,500	400	412,500	678,400		99066
							GIS Ref
							GIS Ref
							Insp Date
							06/09/18

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